

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Melissa Middleton
Contact name (only applicable for companies)	c/- GMA Certification, Patrick Clifton
Postal address (P.O. Box or street address)	PO Box 831
Suburb	Port Douglas
State	Queensland
Postcode	4877
Country	Australia
Contact number	0438 755 374
Email address (non-mandatory)	patrick.c@gmacert.com.au
Mobile number (non-mandatory)	0438 755 374
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	20211786

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		18	Owen Street	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	22	RP706256	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☒ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguring a Lot (1 into 4) and access easements

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
One	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created	4			
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input checked="" type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	5.5	59.527	Access and Services	Proposed lot 1, 3 and 4
Proposed	7.5	21.03	Access and Services	Proposed lot 1, 2 and 3

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



GMA Certification
Group

*Leaders in
Building Certification Services*



PLANNING STATEMENT

For: Melissa Middleton
Development: Reconfiguring a Lot (1 Lot into 4)
At: 18 Owen Street, Mossman (Lot 22 of RP706256)
Prepared by: GMA Certification Group
File Ref: 20211786
Revision: A

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1.0 Introduction

This report has been prepared on behalf of Melissa Middleton in support of a Development Application to Douglas Shire Council for a Development Permit for Reconfiguring a Lot (1 into 4) on land located at 18 Owen Street, Mossman and described as Lot 22 on RP706256.

The subject site is a single regularly shaped residential allotment and is a relatively flat site and has an area of 3,035m² and frontage to Owen Street of approximately 30 metres. The land is currently improved by a single Dwelling House, which is located towards the site frontage and setback approximately 7 metres from the southern side boundary. The rear of the site is cleared of vegetation and maintained as curtilage to the Dwelling House.

The locality containing the site is generally characterised by low and medium density residential developments. To the north the site adjoins vacant and cleared residential land and to the east the site adjoins a commercial premises. To the south and west the site adjoins residential developments including a Multiple Dwelling development accessed off Johnston Road.

It is proposed to reconfigure the lot, by subdivision, creating four lots from the existing one lot. The existing Dwelling House would be contained in a new lot with a new access provided from Owen Street at the northern end of the frontage. The land to the rear of the existing dwelling would be subdivided to create a further three lots. The lots would be accessed via a reciprocal easement arrangement over the existing driveway and along the southern side boundary and accessed from the southern end of the site frontage.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks in the Douglas Shire Planning Scheme.

The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable use of the site. The application is submitted for approval, subject to reasonable and relevant conditions.

2.0 Development Summary

Address:	18 Owen Street, Mossman
Real Property Description:	Lot 22 RP706256
Easements & Encumbrances:	Nil
Site Area/Frontage:	Area: 3,035m ² Frontage: 30 metres to Owen Street
Registered Owner:	Melissa Middleton
Proposal:	Reconfiguring a Lot (1 into 4)
Approval Sought:	Development Permit
Level of Assessment:	Code Assessment
State Interests – State Planning Policy	<ul style="list-style-type: none"> Safety and Resilience to Hazards – Flood hazard area – Level 1 – Queensland floodplain assessment overlay
State Interests – SARA Mapping:	<ul style="list-style-type: none"> Native Vegetation Clearing – Category X on the regulated vegetation management map
Referral Agencies:	Nil
State Development Assessment Provisions:	Not applicable
Regional Plan Designation:	Urban Footprint
Zone:	Low-medium Density Residential
Local Plan Designation:	Mossman Local Plan
Overlays:	<ul style="list-style-type: none"> Acid Sulfate Soils – 5-20 metres AHD; Transport Pedestrian Cycle – neighbourhood route; and, Transport Road Hierarchy – Collector Road.

3.0 Site and Locality

The application site is a single regularly shaped residential allotment located at 18 Owen Street, Mossman and described as Lot 22 on RP706256. The site is a relatively flat site and has an area of 3,035m² and frontage to Owen Street of approximately 30 metres.

The site is currently improved by a single Dwelling House, which is located towards the site frontage and setback approximately 7 metres from the southern side boundary. The rear of the site is cleared of vegetation and maintained as curtilage to the Dwelling House. Access is provided to the site from an existing driveway at the site frontage to Owen Street and adjacent the southern side boundary.

The locality containing the site is generally characterised by low and medium density residential developments. To the north the site adjoins vacant and predominantly cleared residential land and to the east the site adjoins a commercial premises accessed from Front Street. To the south the site adjoins a Multiple Dwelling development and land developed for Dwelling Houses. To the west, on the opposite side of Owen Street, land has been developed for Dwelling Houses.



Photo 1 – Site Location (Source Queensland Globe)

4.0 Proposal

It is proposed to reconfigure the land by subdivision, creating four residential lots from the existing single lot. Lot 1 would be located towards the site frontage and would contain the existing dwelling house. It would have an area of approximately 950m² and would have frontage to Owen Street of 24.675 metres. Proposed lot 2 would be located to the rear of proposed lot 1 and would have frontage to Owen Street of approximately 5.5 metres and an area of approximately 846m². Proposed lot 3 would be located to the rear of lot 2 and would have an area of 634m². Proposed lot 3 would be accessed via an easement, easement A, over proposed lot 2. Proposed lot 4 would be located at the rear of the site and would have an area of 604m². Proposed lot 4 would be access via easement A over proposed lot 2 and easement B over proposed lot 3.

The proposed access easement would be 5.5 metres at the site frontage and would increase in width to 7.5 metres when it traverses proposed lot 2 and proposed lot 3 to facilitate the passing of motor vehicles.

The proposed lots would be serviced by the existing water service at the site frontage and the existing sewer line to the rear of the site. The services would be extended along the proposed easements to provide house connection points.

Proposal Plans are attached at [Appendix 2](#).

The key development features of the proposed development are summarised in the table below:

Development Feature	Proposal
Site Area:	Proposed Lot 1 – 950m ² Proposed Lot 2 – 846m ² Proposed Lot 3 – 634m ² Proposed Lot 4 – 604m ²
Frontage:	Proposed Lot 1 – 24,675 metres Proposed Lot 2 – 5.5 metres Proposed Lot 3 – Nil Proposed Lot 4 – Nil
Setbacks:	Existing Dwelling House – Min 1.5 metre sto side and rear boundaries.
Access:	Owen Street, via access easements

5.0 Statutory Planning Considerations

This section provides a summary of the legislative framework affecting the application pursuant to the Planning Act 2016.

5.1 Planning Act 2016

5.1.1 Categorisation of Development

The proposed development is not identified as prohibited development having regard to the relevant instruments that can prohibit development under the *Planning Act 2016*, including

- Schedule 10 of the *Planning Regulations 2017*
- Relevant Categorising Instruments.

The development is made assessable under the Douglas Shire Council Planning Scheme, which is a categorising instrument for the purpose of s43 of the *Planning Act 2016*.

5.1.2 Assessment Manager

Pursuant to Schedule 8 of the *Planning Regulations 2017*, the Assessment Manager for the application is the Douglas Shire Council.

5.1.3 Level of Assessment

The application involves Reconfiguring a Lot. The table below identifies the level of assessment and the categorising section of the Douglas Shire Council Planning Scheme 2018.

Development	Categorising Section	Level of Assessment
Reconfiguring a Lot	Table 5.6.g Low-medium density residential zone	Code Assessable

5.1.4 Statutory Considerations for Assessable Development

As the application is subject to Code Assessment, in deciding the application pursuant to s60 of the *Planning Act 2016*, the Council, as Assessment Manager, can only have regard to the matters established in the relevant planning Assessment Benchmarks.

This assessment is further discussed in Section 6.0 of this report and a detailed assessment of the proposed development against the assessment benchmarks is provided at [Appendix 3](#).

5.1.5 State Planning Policy

It is understood that the Minister has identified that the State Planning Policy has been appropriately integrated into in the Douglas Shire Council Planning Scheme and consequently no further assessment is required in this instance.

5.1.6 Regional Plan

The application site is identified in the Urban Footprint designation of the FNQ Regional Plan. Consistent with the State Planning Policies, it is understood that the Planning Scheme has been determined to appropriately advance the Regional Plan and, on that basis, no further assessment is required in this instance.

5.1.7 Referral Agencies

There are no referral agencies identified in respect of this application.

5.1.8 State Development Assessment Provisions

As there are no referral agencies for the application, no State Development Assessment Provisions Apply to the assessment.

6.0 Local Planning Considerations

6.1 Douglas Shire Council Planning Scheme

Within the Douglas Shire Council Planning Scheme (2018), the site is identified within the Low-medium Density Residential Zone, Mossman Local Plan, and is affected by the following Overlays:

- Acid Sulfate Soils Overlay; and,
- Transport Network Overlay.

The Table below identifies the applicable Assessment Benchmarks contained within the Planning Scheme.

Assessment Benchmark	Applicability	Compliance
Low-medium Density Residential Zone Code	Applies	Consideration is required in respect of Performance Outcome PO8 – road frontages. Refer below.
Mossman Local Plan Code	Applies	Complies with relevant applicable Acceptable Outcomes.
Acid Sulfate Soils Overlay Code	Applies	Complies with relevant applicable Acceptable Outcomes.
Transport and Network Overlay Code	Applies	Complies with relevant applicable Acceptable Outcomes.
Access, Parking and Servicing Code	Applies	Complies or able to comply with relevant applicable Acceptable Outcomes.
Environmental Performance Code	Not applicable	The application is for Reconfiguring a Lot only.
Filling and Excavation Code	Not applicable	No excavation or filling is proposed.
Infrastructure Works Code	Applies	Complies or able to comply with relevant applicable Acceptable Outcomes.
Landscaping Code	Not applicable	No landscaping is

		required or proposed as part of this development.
Reconfiguring a Lot Code	Applies	Consideration is required in respect of Performance Outcome PO7 – rear lots. Refer below.
Vegetation Management Code	Not applicable	No vegetation damage is proposed.

6.1.2 Statement of Compliance – Benchmark Assessment

6.1.1.1 Low-medium Density Zone Code

Performance Outcome PO8 of the Low-medium Density Residential Zone Code states:

PO8

New lots have a minimum road frontage of 15 metres.

The proposed development would result in one lot, proposed lot 1 that exceeds identified minimum frontage; however proposed lots 2 -4 would be accessed via a 5.5 metre wide frontage with access easements. Whilst the development does not satisfy the Performance Outcome, it is considered to satisfy the Purpose of the Zone Code and the Overall Outcomes.

The proposed development represents urban infill development on previously developed land. It would result in lots that have areas greater than the accepted minimum area that would be suitable for the development of one and two storey Dwelling Houses. The development is considered to facilitate urban consolidation and the efficient use of physical and social infrastructure by maximising the use of previously developed and serviced land with existing infrastructure connectivity and within proximity to the services provided in Mossman.

It is considered to satisfy the purpose of the zone to provide for a range of dwelling types, including through urban consolidation and the efficient use of physical and social infrastructure and the provision of walkable neighbourhoods.

6.1.1.2 Reconfiguring a Lot Code

Performance Outcome PO7 of the Reconfiguring a Lot Code states:

PO7

Where rear lots are proposed, development:

- (a) provides a high standard of amenity for residents and other users of the site and adjoining properties;*

- (b) positively contributes to the character of adjoining properties and the area;*
- (c) does not adversely affect the safety and efficiency of the road from which access is gained.*

The associated Acceptable Outcome states:

A07.1

Where rear lots are to be established:

- (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles;*
- (b) no more than 6 lots directly adjoin the rear lot;*
- (c) no more than one rear lot occurs behind the road frontage lot;*
- (d) no more than two access strips to rear lots directly adjoin each other;*
- (e) access strips are located only on one side of the road frontage lot.*

The proposed development would provide a single front lot with three rear lots accessed via access easements. The proposed rear lots would have areas that exceed the accepted areas and would provide regular shaped lots suitable for one and two storey Dwelling Houses. The lots would be consistent with the desired form of development for the zone and would represent urban consolidation in an area well served by urban infrastructure services and amenities. The proposal would not adversely affect the amenity of the area and the site has frontage to a collector road capable of accommodating higher level of traffic. The proposed development is considered consistent with the Performance Outcome PO7 of the Reconfiguring a Lot Code.

7.0 Summary and Conclusion

This report has been prepared on behalf of Melissa Middleton in support of a Development Application to Douglas Shire Council for a Development Permit for Reconfiguring a Lot (1 into 4) on land located at 18 Owen Street, Mossman and described as Lot 22 on RP706256.

The subject site is a single regularly shaped residential allotment and is a relatively flat site and has an area of 3,035m² and frontage to Owen Street of approximately 30 metres. The land is currently improved by a single Dwelling House, which is located towards the site frontage and setback approximately 7 metres from the southern side boundary. The rear of the site is cleared of vegetation and maintained as curtilage to the Dwelling House.

It is proposed to reconfigure the lot, by subdivision, creating four lots from the existing one lot. The existing Dwelling House would be contained in a new lot with a new access provided from Owen Street at the northern end of the frontage. The land to the rear of the existing dwelling would be subdivided to create a further three lots. The lots would be accessed via a reciprocal easement arrangement over the existing driveway and along the southern side boundary and accessed from the southern end of the site frontage.

The application is identified as being Code Assessable and consideration can only be given to the Assessment Benchmarks in the Douglas Shire Planning Scheme.

The proposed development is considered to be consistent with the Assessment Benchmarks contained within the Planning Scheme and is considered to be a suitable use of the site. The application is submitted for approval, subject to reasonable and relevant conditions.

Appendix 1.

CERTIFICATE OF TITLE

Department of Resources
ABN 59 020 847 551

Title Reference:	20223085	Search Date:	01/06/2021 10:50
Date Title Created:	27/02/1924	Request No:	37394244
Previous Title:	20170228		

ESTATE AND LAND

Estate in Fee Simple

LOT 22 REGISTERED PLAN 706256
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 720796537 17/05/2021

MELISSA KRYSTAL MIDDLETON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10600240 (POR 35)

ADMINISTRATIVE ADVICES

NIL

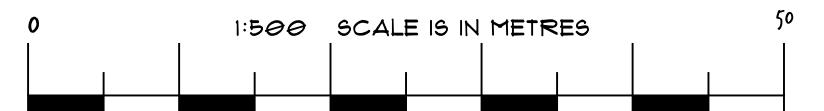
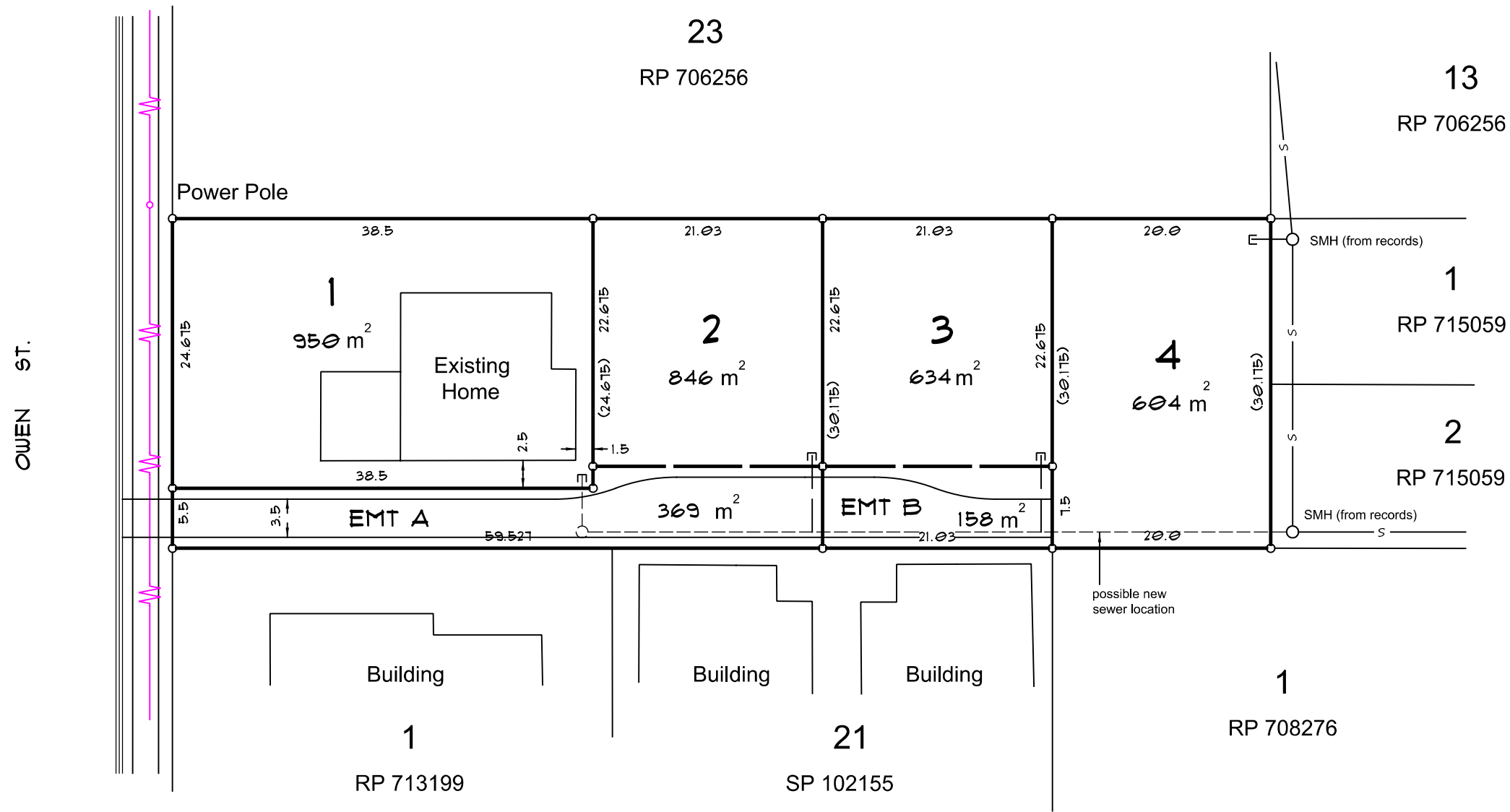
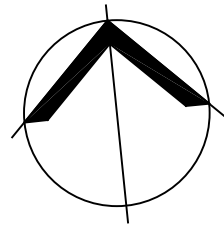
UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Appendix 2.

PROPOSED PLAN OF SUBDIVISION



IMPORTANT NOTES:
THIS PLAN HAS BEEN PREPARED TO ILLUSTRATE A POSSIBLE FUTURE
RE-CONFIGURATION OF THE SUBJECT LOT ONLY.
THE DIMENSIONS, AREAS, SIZES AND LOCATION OF EXISTING HOUSES AND
INFRASTRUCTURE IS APPROXIMATE ONLY AND SUBJECT TO CHANGE.



M. 0407 760 842
www.jmkbuilding.com.au
E. joel@jmkbuilding.com.au

PROPOSED RECONFIGURATION OF A LOT

LOTS 1 - 4
PROPOSED EMT A IN LOT 2 & EMT B IN LOT 3
CANCELLING LOT 22 ON RP706256

LOCAL GOVERNMENT: DOUGLAS SHIRE

LOCALITY: MOSSMAN

Scale:
1:500

Date:
25-05-2021

Drawing:
20210525-01

Rev:
C

Appendix 3.

PLANNING BENCHMARK ASSESSMENT



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6.2.7 Low-medium density residential zone code

6.2.7.1 Application

- (1) This code applies to assessing development in the Low-medium density residential zone.
- (2) When using this code, reference should be made to Part 5.

6.2.7.2 Purpose

- (1) The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 1 : Settlement pattern, Element 3.4.2 – Urban settlement, Element 3.4.5 Residential areas and activities, Element 3.4.7 – Mitigation of hazards.
 - (ii) Theme 4 : Strong community and identity, Element 3.7.3 – Active communities, Element 3.7.4 – Sense of place, community and identity, Element 3.7.5 – Housing choice and affordability.
 - (iii) Theme 6 : Infrastructure and transport, Element 3.9.2 - Energy, Element 3.9.3 – Water and waste management, Element 3.9.4 Transport, Element 3.9.5 – Information technology.
 - (b) establish a low-medium density residential character consisting predominantly of low-rise 1 and 2 storey dwelling houses, dual occupancies and multiple dwellings.
 - (c) provide for a diversity in housing choice through other housing types to cater for different housing needs and family structures.
 - (d) provide support for compatible small scale non-residential use activities.
 - (e) ensure development occurs on appropriately sized and shaped lots.
- (3) The purpose of the code will be achieved through the following overall outcomes:



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- (a) Development provides a range of residential dwelling choices including multiple dwellings and other forms of permanent-living residential development, including Residential care facilities.
- (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.
- (c) Development is designed to provide safe and walkable neighbourhoods.
- (d) Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.
- (e) Development is reflective and responsive to the environmental constraints of the land.
- (f) Development provides a high level of amenity and is reflective of the surrounding character of the area.
- (g) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.a – Low-medium density residential zone code – assessable development

Performance outcomes		Acceptable outcomes	Compliance
For self-assessable and assessable development			
PO1 The height of all buildings and structures must be in keeping with the residential character of the area.	AO1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height.	Not applicable This development application is for Reconfiguring a Lot only.	



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Performance outcomes	Acceptable outcomes	Compliance
Setbacks (other than for a dwelling house)		
PO2 Buildings are setback to: <ul style="list-style-type: none"> (a) maintain the character of residential neighbourhoods; (b) achieve separation from neighbouring buildings and from road frontages; (c) maintain a cohesive streetscape; (d) provide daylight access, privacy and appropriate landscaping. 	AO2 Buildings are setback: <ul style="list-style-type: none"> (a) a minimum of 6 metres from the main street frontage; (b) a minimum of 4 metres from any secondary street frontage; (c) 4.5 metres from a rear boundary; (d) 2 metres from a side or an average of half of the height of the building at the side setback, whichever is the greater 	Not applicable This development application is for Reconfiguring a Lot only.
Site Coverage		
PO3 The site coverage of all buildings does not result in a built form that is bulky or visually obtrusive.	AO3 The site coverage of any building is limited to 50%.	Complies with AO3 The resultant site coverage of proposed lot 1, which would contain the existing Dwelling House, would not exceed 50%.



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Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Low-medium density residential zone and protects the zone from the intrusion of inconsistent uses	AO4 Uses identified in Table 6.2.7.3.b are not established in the Low-medium density residential zone.	Not applicable This development application is for Reconfiguring a Lot only.
PO5 Development is located, designed, operated and managed to respond to the natural characteristics, features and constraints of the site and surrounds. Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics and features and constraints of a site and its surrounds.	AO5 No acceptable outcomes are prescribed.	Complies with AO5 The subject site is not known to be subject to any constraints and the resultant subdivision is considered to be consistent with the urban grain of the area.
PO6 Development does not adversely affect the residential character and amenity of the area in	AO6 No acceptable outcomes are prescribed.	Not applicable This development application is for Reconfiguring a Lot only.



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Performance outcomes	Acceptable outcomes	Compliance
terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.		
PO7 New lots contain a minimum area of 450m ²	AO7 No acceptable outcomes are prescribed.	Complies with AO7 All new lots would have an area of in excess of 450m ² .
PO8 New lots have a minimum road frontage of 15 metres	AO8 No acceptable outcomes are prescribed.	Complies with the Purpose of the Zone The proposed development represents urban infill development on previously developed land. It would result in lots that have areas greater than the accepted minimum area that would be suitable for the development of one and two storey Dwelling Houses. The development is considered to facilitate urban consolidation and the efficient use of physical and social infrastructure by maximising the use of previously developed and serviced land with existing infrastructure connectivity and within proximity to the services provided in Mossman.



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Performance outcomes	Acceptable outcomes	Compliance
		The proposed development is considered to be consistent with the purpose and overall outcomes sought for the low-medium density residential zone code.
PO9 New lots contain a 20 metre x 15 metre rectangle	AO9 No acceptable outcomes are prescribed.	Complies with AO9 The proposed new lots would all contain rectangles that exceed the minimum requirements.

Table 6.2.7.3.b — Inconsistent uses within the Low-medium density residential zone

Inconsistent uses		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure 	<ul style="list-style-type: none"> • Permanent plantation • Port services • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers accommodation



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<ul style="list-style-type: none"> • Club • Crematorium • Cropping • Detention facility • Emergency services • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility • Marine industry • Medium impact industry • Motor sport facility • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station 	<ul style="list-style-type: none"> • Service industry • Shop • Shopping Centre • Showroom • Special industry • Theatre • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.



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7.2.3 Mossman local plan code

7.2.3.1 Application

- (1) This code applies to development within the Mossman local plan area as identified on the Mossman local plan maps contained in Schedule 2.
- (2) When using this code, reference should be made to Part 5.

7.2.3.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the Statutory Instruments Act 1992 and is intended to assist in the interpretation of the Mossman local plan code.

The Mossman local plan area is located at the northern end of the Captain Cook Highway where it continues on to the Daintree township as the Mossman-Daintree Road. The local plan area contains the rural and local administrative centre of Mossman.

The town of Mossman is located on a flat plain framed by the southern portion of the Daintree National Park to the west and Mount Beaufort to the east. The lush Daintree National Park dominates the town with striking views across to Mt Demi (Manjal Dimbi) and the spectacular Mossman Bluff above the Mossman Gorge. South Mossman River and North Mossman river provide significant natural entry and exit gateways to the town supported by Marrs Creek to the west. Parker Creek divides the town midway separating the commercial township from the more predominately residential areas in the southern half of the town.

Mossman developed as a strong sugar producing region at the end of the nineteenth century and quickly developed into a prosperous small town. From the mid-1930s the main commercial street was Mill Street. However Front Street, being the main access from Port Douglas and the Daintree also saw



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a concentration of commercial development from the 1930s onward. The town focusses on “the Triangle” and central grassed area at the five way junction at the northern end of the town providing a focal community hub that contributes significantly to the town’s central setting.

The Mossman Sugar Mill in the north eastern part of the town is the northern most sugar mill in Queensland with its building and chimney stack dominating the town centre while forming part of an important vista along Mill Street looking toward Mount Beaufort. The mill is also the central focus of the cane rail network that radiates outward through the town adding an important character element that contributes to the appeal of the sugar town. Part of the cane rail network runs east-west through the Triangle occasionally delaying north-south vehicular traffic during cane harvesting months.

Mossman is a discrete linear township surrounded by sugar cane cultivation. The established business centre serves much of the northern part of the Shire with generally lower order goods and services. Service industries are concentrated at the southern end of the town providing for the general needs of the community. A limited area of expansion is available if the need arises.

Much of the township’s character is derived from its picturesque rural setting and heritage character. Significant stands of mature vegetation (rain-trees and fig trees) dominate parts of the streetscape providing a much valued and identifiable feature to the town.

At the southern end of town centre, Johnston Road heads west from Front Street providing access to the Mossman Gorge, a popular tourist attraction and small indigenous community in the Daintree National Park to the west of the town. This intersection is another important focal point, particularly for tourists finding their way to the gorge. Johnston Road also provides access to the hospital and showgrounds on the western side of the town and the developing residential area off Daintree Horizon Drive: currently the main expanding residential estate in the township.

A more contemporary shopping facility is available at the southern end of Front Street on the western side of the road. Expansion of this shopping precinct has recently been completed. It is not intended that this precinct be expanded any further, and any form of redevelopment of the older retail component, will occur as an integrated development.



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On the south western side of the town, off Coral Sea Drive, is a rural residential subdivision providing a green backdrop to the town. It is not intended that further lot reconfiguration occur in this area in order to protect the appeal of the hillside on the western flank of the township.

The indigenous Mossman Gorge community is located approximately three kilometres to the west of Mossman township where improved infrastructure, housing and economic opportunities are to be facilitated.

The Mossman North community located approximately two kilometres north of the Mossman township will remain as a residential community.

7.2.3.3 Purpose

(1) The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Mossman will continue to develop as the major administrative, commercial and industrial centre in Douglas Shire.
- (b) The key built form and main street character of the town centre is to be retained and reinforced.
- (c) Mossman's identity as Queensland's northern-most sugar mill town is strengthened through the development of a distinct, ordered and attractive streetscape which responds to the tropical climate and the special features of the town's setting and layout.
- (d) Mossman's distinct character is enhanced through appropriate building design and landscaping.
- (e) The significant avenues of rain-trees and fig trees and other such vegetation that contribute significantly to township identity are protected.
- (f) Residential development is encouraged within designated areas to consolidate Mossman's character as a permanent residential settlement.



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- (g) Residential areas are pleasant, functional, distinctive and well-defined and residential amenity is maintained and enhanced with all residential areas having good access to services and facilities, while minimising any land use conflicts associated with different urban activities or nearby rural activities.
- (h) Development in the Low-medium density residential zone provides a range of housing options and contributes to a high standard of residential amenity, scale and design consistent with the character of Mossman.
- (i) Opportunities for a limited range of tourist accommodation and services are facilitated to cater for the requirements of tourists passing through Mossman or visiting the Mossman Gorge.
- (j) To provide the opportunity for an alternative truck route to by-pass the town centre for safer and less disruptive access between the sugar mill and Cairns (subject to further investigation as a local initiative).
- (k) Improved local land use planning, housing and infrastructure arrangements enable private home ownership, economic development and municipal service delivery for the Mossman Gorge community.
- (l) Mossman North will remain as a residential land use community only, with no further outward expansion intended.
- (m) Conflicts between alternative land uses are minimised.
- (n) Mossman's role as an industrial service centre is enhanced by facilitating the expansion of industrial development adjacent to existing industrial areas and protecting industrial areas from encroachment of incompatible land use activities.
- (o) Remnant vegetation areas, riverine corridors and natural features are protected by ensuring any adjacent development is low key and sensitive to its surroundings.

(3) The purpose of the code will be further achieved through the following overall outcomes:

- (a) Precinct 1 – Mossman North precinct;
- (b) Precinct 2 – Foxton Avenue precinct;
- (c) Precinct 3 – Junction Road residential precinct;



20211786 – 18 Owen Street, Mossman RAL (1 into 4)

- (d) Precinct 4 – Junction Road industry precinct;
- (e) Precinct 5 – Town Centre precinct;
- (f) Precinct 6 – Front Street precinct;
- (g) Precinct 7 – Emerging community precinct;
- (h) Precinct 8 – Mossman South industry precinct;
- (i) Precinct 9 – Mossman Gorge community precinct

Precinct 1 – Mossman North precinct

(4) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development is restricted to low density residential uses only.
- (b) development reliant on exposure to the Mossman-Daintree Road does not occur.

Precinct 2 – Foxton Avenue precinct

(5) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) development occurs that is compatible with the establishment of a botanical garden, including a range of ancillary tourist facilities (not tourist accommodation), educational facilities and research facilities.
- (b) Development takes into account physical constraints with particular attention paid to flooding and vegetation.
- (c) development is adequately separated from, and protects, the existing cane railway track along the south boundary of the land;
- (d) development does not impact on the environmental values of Marrs Creek.



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Precinct 3 - Junction Road residential precinct

(6) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) land within the Junction Road residential precinct is developed taking into account the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes;
- (b) development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots;
- (c) development on the site does not impact on the environmental values of the North Mossman River.

Precinct 4 - Junction Road industry precinct

(7) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) the Mossman Mill is located within Precinct 4 and is the catalyst for encouraging and accommodating further industrial development.
- (b) low and medium impact industry uses are located within the Junction Road industry precinct to service the needs of the sugar mill and to consolidate allied industrial uses;
- (c) residential areas on the western side of Junction Street are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.

Precinct 5 - Town Centre precinct

(8) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:



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- (a) key elements which contribute to the character and integrity of the town centre are retained;
- (b) the sense of place which characterises the main town intersection of Foxton Avenue, Mill Street and Junction Road is reinforced with new development or redevelopment contributing to the existing continuity of built form by being built up to the street frontage;
- (c) the cane tram line which runs along Mill Street, the vista down Mill Street to Mount Beaufort and the sugar mill chimney are retained as unique features of the town and its sugar town heritage;
- (d) views from Front Street of the mountains (from various vantage points) are maintained;
- (e) avenue planting within the town centre along the centre median in Front Street is maintained and extended to reinforce the character of the town centre.

Precinct 6 - Front Street precinct

(9) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that any expansion of the development is integrated with the existing shopping facilities incorporating the following design parameters:

- (a) vehicular access is limited to:
 - (i) the existing access from Front Street opposite the Harper Street intersection;
 - (ii) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.
- (b) any expansion complements the existing development in scale, height, roof alignment and colour;
- (c) any expansion is integrated with existing development such that the final development functions as one shopping/commercial development;
- (d) any expansion takes into account adjacent (existing and future) residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.



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Precinct 7 – Emerging community precinct

(10) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure:

- (a) development takes into account the provision of road links, cycle links, pedestrian connections and parkland allocation, generally in accordance with the local plan, to ensure that each land subdivision does not compromise the future development of adjoining land. Open space is provided with extensive road frontage for visibility / utility.

Precinct 8 - Mossman south industry precinct

(11) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) low impact industry uses are the predominant form of industry within the Mossman South industry precinct;
- (b) no uses that compete with the commercial and retail primacy of the town centre are established;
- (c) development protects the amenity of adjacent and nearby residential land uses.

Precinct 9 – Mossman Gorge community precinct

(12) In addition to the overall outcomes, the outcomes sought for the precinct are to ensure that:

- (a) existing commercial, community and residential uses are recognised within the discrete area contained by the Mossman Gorge community;
- (b) a flexible approach to land use planning is advanced through the adoption of a structure plan for the community;
- (c) a flexible approach to lot reconfiguration is permitted to advance home ownership aspirations for the community;
- (d) infrastructure upgrading is undertaken and transitioned to Council for future maintenance.



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7.2.3.4 Criteria for assessment

Table 7.2.3.4.a – Mossman local plan – assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Building and structures complement the height of surrounding development.	AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	Not applicable The application is for Reconfiguring a Lot only.
For assessable development		
Development in the Mossman local plan area generally		
PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and	AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including:	Not applicable There are not mature trees or character vegetation on the site.



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Performance outcomes	Acceptable outcomes	Compliance
significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	(a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxton Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site.	
	AO1.2 Development protects and does not intrude into important views and vistas as identified on the	Not applicable The application is for Reconfiguring a Lot only.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. 	
	<p>AO1.3</p> <p>Important landmarks, memorials and monuments are retained, including, but not limited to:</p> <ul style="list-style-type: none"> (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxton Avenue and Junction Road. 	<p>Not applicable</p> <p>The application is for Reconfiguring a Lot only..</p>
<p>PO2</p> <p>Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on</p>	<p>AO2</p> <p>Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates</p>	<p>Not applicable</p> <p>Development is not adjacent to any gateways or key intersections on the Mossman local plan map.</p>



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Performance outcomes	Acceptable outcomes	Compliance
the Mossman local plan maps contained in Schedule 2.	architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.	
PO3 Landscaping of development sites complements the existing tropical character of Mossman.	AO3 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.	Not applicable This application is only for Reconfiguring a Lot only, there is no landscaping proposed as part of this development proposal.
PO4 Development does not compromise the safety and efficiency of the State-controlled road network.	AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.	Complies with AO4 No access is proposed from a State-controlled road.
For assessable development		
Additional requirements in Precinct 2 – Foxton Avenue precinct		
PO5	AO5 Buildings and structures are located outside areas subject to flooding. Development is undertaken in	Not applicable The site is not located in Precinct 2 – Foxton Avenue precinct.



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Performance outcomes	Acceptable outcomes	Compliance
Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land.	
PO6 Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	AO6.1 Buildings and structures are setback a minimum of 10 metres from the cane railway.	Not applicable The site is not located in Precinct 2 – Foxton Avenue precinct.
	AO6.2 Pedestrian access to the cane railway is restricted.	Not applicable The site is not located in Precinct 2 – Foxton Avenue precinct.
Additional requirements for Sub-precinct 3 – Junction Road sub-precinct		
PO7 Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form	AO7 Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for	Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct.



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Performance outcomes	Acceptable outcomes	Compliance
of urban development is to be free from flood inundation and will not impact on current drainage regimes	residential development and avoid impacts on adjoining land.	
PO8 Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	AO8.1 Lots have a minimum area of 800m ² .	Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct.
	AO8.2 Lots have a minimum frontage of 20m.	Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct.
PO9 Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	AO9.1 Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River,	Not applicable The site is not located in Sub-precinct 3 – Junction Road sub-precinct.
	AO9.2	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
	Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.	The site not located in Sub-precinct 3 – Junction Road sub-precinct.
Additional requirements for Precinct 4 – Junction Road industry precinct.		
PO10 Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.	AO10.1 A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.	Not applicable The site is not located in Precinct 4 – Junction Road industry precinct.
	AO10.2 No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.	Not applicable The site is not located in Precinct 4 – Junction Road industry precinct.
Additional requirements for Precinct 5 – Town Centre precinct		
PO11	AO11	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
<p>Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including:</p> <ul style="list-style-type: none"> (a) buildings built to the frontage to reinforce the existing built-form character; (b) buildings that address the street; (c) development that incorporates awnings and verandahs providing weather protection for pedestrians. 	<p>With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that:</p> <ul style="list-style-type: none"> (a) provide for pedestrian shelter that are consistent with the character and setting of the town centre; (b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level; (c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb; (d) are continuous across the frontage of the site; (e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting. 	<p>The site is not located in Precinct 5 – Town Centre precinct.</p>
<p>PO12</p> <p>Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.</p>	<p>AO12</p> <p>Development incorporates the following design features:</p>	<p>Not applicable</p> <p>The site is not located in Precinct 5 – Town Centre precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(a) 'built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;*</p> <p>(b) appropriate built form and roofing material;</p> <p>(c) appropriate fenestration in combination with roof form;</p> <p>(d) appropriate window openings, screens or eaves shading 80% of window openings;</p> <p>(e) minimum of 700mm eaves;</p> <p>(f) orientation of the building to address the street/s;</p> <p>(g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development;</p> <p>(h) ground level façades facing streets consist of windows, wall openings or shop fronts;</p>	



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade;</p> <p>(j) inclusion of windows and balconies on the upper levels facing the street façade;</p> <p>(k) provision of lattice, battens or privacy screens;</p> <p>(l) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres;</p> <p>(m) Any air conditioning plant is screened from the street frontage and public view by use of architectural features.</p> <p>*Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.</p>	
<p>PO13</p> <p>Site coverage of all buildings:</p> <p>(a) does not result in a built form that is bulky or visually intrusive to the streetscape;</p> <p>(b) respects the individual character of the town.</p>	<p>AO13</p> <p>Site cover does not exceed 60%.</p>	<p>Not applicable</p> <p>The site is not located in Precinct 5 – Town Centre precinct.</p>



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Performance outcomes	Acceptable outcomes	Compliance
PO14 Side and rear setbacks: (a) are appropriate for the scale of the development and the character of the town centre; (b) provide adequate daylight for habitable rooms on adjoining sites; (c) adequate separation between residential and non-residential uses.	AO14.1 For side boundary setbacks, no acceptable measures are specified.	Not applicable The site is not located in Precinct 5 – Town Centre precinct.
	AO14.2 Buildings are setback a minimum of 6 metres from rear boundaries. Note: Building code requirements must be satisfied	Not applicable The site is not located in Precinct 5 – Town Centre precinct.
PO15 Development in the precinct is predominantly retail or office based in nature or has a service delivery function.	AO15 Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.	Not applicable The site is not located in Precinct 5 – Town Centre precinct.
Additional requirements for Precinct 6 – Front Street		
PO16	AO16	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
<p>Vehicular access is limited to:</p> <p>(a) the existing access from Front Street opposite the Harper Street intersection;</p> <p>(b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.</p>	<p>No acceptable outcomes are prescribed.</p>	<p>The site is not located in Precinct 6 – Front Street.</p>
<p>PO17</p> <p>Any expansion complements the existing development in scale, height, roof alignment and colour.</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is not located in Precinct 6 – Front Street.</p>
<p>PO18</p> <p>Any expansion is integrated with existing development such that the final development functions as one shopping/commercial development.</p>	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is not located in Precinct 6 – Front Street.</p>
<p>PO19</p> <p>Any expansion takes into account adjacent residential development and incorporates service</p>	<p>AO19</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>The site is not located in Precinct 6 – Front Street.</p>



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Performance outcomes	Acceptable outcomes	Compliance
areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area		
Additional requirements for Precinct 7 – Emerging Communities precinct		
PO20 Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.	AO20 No acceptable outcomes are prescribed.	Not applicable The site is not located in Precinct 7 – Emerging Communities precinct.
Additional requirement for Precinct 8 – Mossman South industry		
PO21 Low impact industry uses are the predominant form of industry.	AO21 Development for industrial purposes consists of service industry or low impact industry uses.	Not applicable The site is not located in Precinct 8 – Mossman South industry.
PO22	AO22 Office or retail uses: (a) are ancillary to an industrial use; or	Not applicable The site is not located in Precinct 8 – Mossman South industry.



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Performance outcomes	Acceptable outcomes	Compliance
No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	(b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive.	
PO23 Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	Not applicable The site is not located in Precinct 8 – Mossman South industry.
Additional requirements for Precinct 9 - Mossman Gorge Community		
PO24 No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	Not applicable The site is not located in Precinct 9 – Mossman Gorge Community.



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8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Acid sulfate soils overlay, if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land in the Acid sulphate soils overlay is identified on the Acid sulfate soils overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Land at or below the 5m AHD sub-category;
 - (b) Land above the 5m AHD and below the 20m AHD sub-category.
- (3) When using this code, reference should be made to Part 5.

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
 - (ii) Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (2) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:



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- (a) Development ensures that the release of any acid and associated metal contaminant is avoided by not disturbing acid sulfate soils when excavating, removing soil or extracting ground water or filling land;
- (b) Development ensures that disturbed acid sulphate soils, or drainage waters, are treated and, if required, on-going management practices are adopted that minimise the potential for environmental harm from acid sulfate soil and protect corrodible assets from acid sulfate soil.

8.2.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Acid sulphate soils overlay code –assessable Development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	Complies with AO1.1 The application is for Reconfiguring a Lot only, no excavation or filling is proposed.
PO2	AO2.1	Not applicable



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<p>Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.</p>	<p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by:</p> <ul style="list-style-type: none">(a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils;(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;(c) not undertaking filling that results in:(d) actual acid sulfate soils being moved below the water table;(e) previously saturated acid sulfate soils being aerated. <p>or</p> <p>AO2.2</p> <p>The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none">(a) neutralising existing acidity and preventing the	<p>The application is for Reconfiguring a Lot only, no excavation or filling is proposed.</p>
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	<p>generation of acid and metal contaminants;</p> <p>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</p> <p>(c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management;</p> <p>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</p> <p>(e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan.</p> <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3</p> <p>No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>Complies with PO3</p> <p>The application is for Reconfiguring a Lot only, no excavation or filling is proposed that would cause environmental harm.</p>



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8.2.10 Transport network overlay code

8.2.10.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work within the Transport network overlay; if:
 - (a) self-assessable or assessable development where the code is identified as being applicable in the Assessment criteria for the Overlay Codes contained in the Levels of Assessment Tables in section 5.6;
 - (b) impact assessable development.
- (2) Land within the Transport network overlay is identified on the Transport network (Road Hierarchy) overlay map and the Transport network (Pedestrian and Cycle) overlay map in Schedule 2 and includes the following sub-categories:
 - (a) Transport network (Road Hierarchy) overlay sub-categories:
 - (i) State controlled road sub-category;
 - (ii) Sub-arterial road sub-category;
 - (iii) Collector road sub-category;
 - (iv) Access road sub-category;
 - (v) Industrial road sub-category;
 - (vi) Major rural road sub-category;
 - (vii) Minor rural road sub-category;
 - (viii) Unformed road sub-category;
 - (ix) Major transport corridor buffer area sub-category.
 - (b) Transport network (Pedestrian and Cycle) overlay sub-categories:
 - (i) Principal route;
 - (ii) Future principal route;



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- (iii) District route;
 - (iv) Neighbourhood route;
 - (v) Strategic investigation route.
- (3) When using this code, reference should be made to Part 5.

8.2.10.2 Purpose

- (1) The purpose of the Transport network overlay code is to:
- (a) implement the policy direction of the Strategic Framework, in particular:
 - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
 - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
 - (b) enable an assessment of whether development is suitable on land within the Transport network overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development provides for transport infrastructure (including active transport infrastructure);
 - (b) development contributes to a safe and efficient transport network;
 - (c) development supports the existing and future role and function of the transport network;
 - (d) development does not compromise the safety and efficiency of major transport infrastructure and facilities.



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8.2.10.3 Criteria for assessment

Table Error! No text of specified style in document..a – Transport network overlay code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For assessable development		
PO1 Development supports the road hierarchy for the region. Note -A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.	AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.	Complies with AO1.1 The site fronts a collector intended to accommodate residential traffic.
	AO1.2 Development does not compromise the safety and efficiency of the transport network.	Complies with AO1.2 The proposed development would not result in an increase in traffic generation that would adversely affect the operation of the transport network.
	AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.	Complies with AO1.3 Access would be from a collector road, which is the only road the stet has frontage to.



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Performance outcomes	Acceptable outcomes	Compliance
<p>PO2</p> <p>Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2</p> <p>Development provides infrastructure (including improvements to existing infrastructure) in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2;</p> <p>(a) any relevant Local Plan.</p> <p>Note – The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p>Not applicable</p> <p>No transport infrastructure is required to facilitate the development.</p>
<p>PO3</p> <p>Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate adverse impacts on amenity for the sensitive land use.</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p>Not applicable</p> <p>The site is not within a major transport corridor buffer.</p>
<p>PO4</p>	<p>AO4.1</p>	<p>Not applicable</p> <p>The site is not adjacent a major transport corridor.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>Development is compatible with the role and function (including the future role and function) of major transport corridors.</p>	
	<p>AO4.2</p> <p>Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p>Complies with AO4.2</p> <p>Access would be provided from a collector road only.</p>
	<p>AO4.3</p> <p>Intersection and access points associated with major transport corridors are located in accordance with:</p> <p>(a) the Transport network overlay maps contained in Schedule 2; and</p> <p>(b) any relevant Local Plan.</p>	<p>Not applicable</p> <p>There are no intersection or access points to a major transport corridor associated with this development application.</p>
	<p>AO4.4</p> <p>The layout of development and the design of the associated access is compatible with existing and</p>	<p>Not applicable</p> <p>The site is not associated with a major transport corridor or major transport facility.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	future boundaries of the major transport corridor or major transport facility.	
PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.	AO5 No acceptable outcomes are prescribed.	Not applicable The site is not located adjacent a major transport corridor.
Pedestrian and cycle network		
PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.	AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian and cycle network is incorporated in the design of the lot layout.	Complies with AO6.1 The site of the development is adjacent to a Neighbourhood Route of the Transport Network Pedestrian and Cycle Network, which would not be affected by the proposed development.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>AO6.2</p> <p>The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>No construction of the pedestrian or cycle network is required as part of this development.</p>



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9.4.1 Access, parking and servicing code

9.4.1.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires a compliance assessment as a condition of a development permit; or
 - (b) a material change of use or reconfiguring a lot if:
 - (i) self-assessable or assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.
- (2) When using this code, reference should be made to Part 5.

9.4.1.2 Purpose

- (1) The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sufficient vehicle parking is provided on-site to cater for all types of vehicular traffic accessing and parking on-site, including staff, guests, patrons, residents and short term delivery vehicles;
 - (b) sufficient bicycle parking and end of trip facilities are provided on-site to cater for customer and service staff;
 - (c) on-site parking is provided so as to be accessible and convenient, particularly for any short term uses;
 - (d) development provides walking and cycle routes through the site which link the development to the external walking and cycling network;
 - (e) the provision of on-site parking, loading / unloading facilities and the provision of access to the site do not impact on the efficient function of street network or on the area in which the development is located;
 - (f) new vehicular access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements.



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9.4.1.3 Criteria for assessment

Table Error! No text of specified style in document..a – Access, parking and servicing code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
PO1 Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to: (a) the desired character of the area; (b) the nature of the particular use and its specific characteristics and scale; (c) the number of employees and the likely number of visitors to the site; (d) the level of local accessibility; (e) the nature and frequency of any public transport serving the area;	AO1.1 The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Table 9.4.1.3.b for that particular use or uses. Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.	Not applicable The application is for Reconfiguring a Lot only.
	AO1.2 Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.	Not applicable The application is for Reconfiguring a Lot only.
	AO1.3	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building	Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.	The application is for Reconfiguring a Lot only.
(g) whether or not the use involves a heritage building or place of local significance;	AO1.4 For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.	Not applicable The application is for Reconfiguring a Lot only.
(h) whether or not the proposed use involves the retention of significant vegetation.		
PO2 Vehicle parking areas are designed and constructed in accordance with relevant standards.	AO2 Vehicle parking areas are designed and constructed in accordance with Australian Standard: (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.	Not applicable The application is for Reconfiguring a Lot only.
PO3	AO3.1	Complies with AO3.1



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Performance outcomes	Acceptable outcomes	Compliance
<p>Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements; (g) so that they do not adversely impact on existing services within the road reserve adjacent to the site; 	<p>Access is limited to one access cross over per site and is an access point located, designed and constructed in accordance with:</p> <ul style="list-style-type: none"> (a) Australian Standard AS2890.1; (b) Planning scheme policy SC6.5 – FNQROC Regional Development Manual - access crossovers. 	<p>Access would be limited to a new access from proposed lot 1 and a shared access form proposed lots 2-4.</p>
	<p>AO3.2</p> <p>Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer utility hole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; 	<p>Abel to comply with AO3.2</p> <p>The new access to proposed lot 1 is able to be sited to avoid existing infrastructure.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(h) so that they do not involve ramping, cutting of the adjoining road reserve or any built structures (other than what may be necessary to cross over a stormwater channel).	(c) adhere to minimum sight distance requirements in accordance with AS2980.1.	
	<p>AO3.3</p> <p>Driveways are:</p> <p>(a) designed to follow as closely as possible to the existing contours, but are no steeper than the gradients outlined in Planning scheme policy SC6.5 – FNQROC Regional Development Manual;</p> <p>(b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres;</p> <p>(c) on gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure the cross-fall of the driveway is one way and directed into the hill, for vehicle safety and drainage purposes;</p>	<p>Complies with AO3.3</p> <p>The subject site is a flat site.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>(d) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve;</p> <p>(e) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the storm water drainage system.</p>	
	<p>AO3.4</p> <p>Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.</p>	<p>Able to comply with AO3.4</p> <p>The proposed driveway to proposed lot 1 is able to be constructed of appropriate materials.</p>
<p>PO4</p> <p>Sufficient on-site wheel chair accessible car parking spaces are provided and are identified and reserved for such purposes.</p>	<p>AO4</p> <p>The number of on-site wheel chair accessible car parking spaces complies with the rates specified in AS2890 Parking Facilities.</p>	<p>Not applicable</p> <p>The application is for Reconfiguring a Lot only.</p>
<p>PO5</p>	<p>AO5</p>	<p>Not applicable</p>



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Performance outcomes	Acceptable outcomes	Compliance
Access for people with disabilities is provided to the building from the parking area and from the street.	Access for people with disabilities is provided in accordance with the relevant Australian Standard.	The application is for Reconfiguring a Lot only.
PO6 Sufficient on-site bicycle parking is provided to cater for the anticipated demand generated by the development.	AO6 The number of on-site bicycle parking spaces complies with the rates specified in Error! Reference source not found..	Not applicable The application is for Reconfiguring a Lot only.
PO7 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site.	AO7.1 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers);	Not applicable The application is for Reconfiguring a Lot only.
	AO7.2 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Not applicable The application is for Reconfiguring a Lot only.
	AO7.3	Not applicable The application is for Reconfiguring a Lot only.



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Performance outcomes	Acceptable outcomes	Compliance
	Development provides visitor bicycle parking which does not impede pedestrian movement.	
PO8 Development provides walking and cycle routes through the site which: <ul style="list-style-type: none"> (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety. 	AO8 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ul style="list-style-type: none"> (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	Not applicable No transport infrastructure is required to be constructed as part of this development.
PO9 Access, internal circulation and on-site parking for service vehicles are designed and constructed: <ul style="list-style-type: none"> (a) in accordance with relevant standards; 	AO9.1 Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with AS2890.1 and AS2890.2.	Complies with AO9.1 The shared driveway to proposed lot 2-4 has been designed and would be constructed to satisfy the relevant Australian Standard.



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles.</p>	<p>AO9.2</p> <p>Service and loading areas are contained fully within the site.</p>	<p>Not applicable</p> <p>The application is for Reconfiguring a Lot only.</p>
	<p>AO9.3</p> <p>The movement of service vehicles and service operations are designed so they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>	<p>Not applicable</p> <p>The application is for Reconfiguring a Lot only.</p>
<p>PO10</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO10.1</p> <p>Development provides adequate area on-site for vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including, but not limited to, the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p>	<p>Not applicable</p> <p>The application is for Reconfiguring a Lot only.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(c) educational establishment where for a school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where including a drive-through facility; (f) hotel, where including a drive-through facility; (g) service station.	
	AO10.2 Queuing and set-down areas are designed and constructed in accordance with AS2890.1.	Not applicable The application is for Reconfiguring a Lot only.



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9.4.5 Infrastructure works code

9.4.5.1 Application

- (1) This code applies to assessing:
 - (a) operational work which requires an assessment as a condition of a development permit or is assessable development if this code is identified in the assessment criteria column of a table of assessment;
 - (b) a material change of use or reconfiguring a lot if:
 - (i) assessable development where this code is identified in the assessment criteria column of the table of assessment;
 - (ii) impact assessable development, to the extent relevant.

Note – The Filling and excavation code applies to operational work for filling and excavation.

- (2) When using this code, reference should be made to Part 5.

9.4.5.2 Purpose

- (1) The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient;
 - (b) development maintains high environmental standards;
 - (c) development is located, designed, constructed and managed to avoid or minimise impacts arising from altered stormwater quality or flow, wastewater discharge, and the creation of non-tidal artificial waterways;



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- (d) the integrity of existing infrastructure is maintained;
- (e) development does not detract from environmental values or the desired character and amenity of an area.

9.4.5.3 Criteria for assessment

Table Error! No text of specified style in document..a – Infrastructure works code –assessable development

Performance outcomes	Acceptable outcomes	Compliance
For self-assessable and assessable development		
Works on a local government road		
PO1 Works on a local government road do not adversely impact on footpaths or existing infrastructure within the road verge and maintain the flow, safety and efficiency of pedestrians, cyclists and vehicles.	AO1.1 Footpaths/pathways are located in the road verge and are provided for the hierarchy of the road and located and designed and constructed in accordance with Planning scheme policy SC5 – FNQROC Regional Development Manual.	Not applicable No works are proposed on a local government road.
	AO1.2 Kerb ramp crossovers are constructed in accordance with Planning scheme policy SC 5 –	Not applicable No works are proposed on a local government road.



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Performance outcomes	Acceptable outcomes	Compliance
	FNQROC Regional Development Manual.	
	AO1.3 New pipes, cables, conduits or other similar infrastructure required to cross existing footpaths: (a) are installed via trenchless methods; or (b) where footpath infrastructure is removed to install infrastructure, the new section of footpath is installed to the standard detailed in the Planning scheme policy SC5 – FNQROC Regional Development Manual, and is not less than a 1.2 metre section.	Not applicable No works are proposed on a local government road.
	AO1.4 Where existing footpaths are damaged as a result of development, footpaths are reinstated ensuring: (a) similar surface finishes are used; (b) there is no change in level at joins of new and existing sections; (c) new sections are matched to existing in	Not applicable No works are proposed on a local government road.



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Performance outcomes	Acceptable outcomes	Compliance
	terms of dimension and reinforcement. Note – Error! Reference source not found. provides guidance on meeting the outcomes.	
	AO1.5 Decks, verandahs, stairs, posts and other structures located in the road reserve do not restrict or impede pedestrian movement on footpaths or change the level of the road verges.	Not applicable No works are proposed on a local government road.
Accessibility structures		
PO2 Development is designed to ensure it is accessible for people of all abilities and accessibility features do not impact on the efficient and safe use of footpaths. Note – Accessibility features are those features required to ensure access to premises is provided for people of all abilities and include ramps and lifts.	AO2.1 Accessibility structures are not located within the road reserve.	Not applicable No accessibility structures are proposed.
	AO2.2 Accessibility structures are designed in accordance with AS1428.3.	Not applicable No accessibility structures are proposed
	AO2.3	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
	When retrofitting accessibility features in existing buildings, all structures and changes in grade are contained within the boundaries of the lot and not within the road reserve.	No accessibility structures are proposed
Water supply		
PO3 An adequate, safe and reliable supply of potable, fire fighting and general use water is provided.	AO3.1 The premises is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO3.2 Where a reticulated water supply system is not available to the premises, on site water storage tank/s with a minimum capacity of 10,000 litres of stored water, with a minimum 7,500 litre tank, with the balance from other sources (e.g. accessible swimming pool, dam etc.) and access to the	Complies with AO3.1 The proposed lots would be connected to the Council's reticulated water supply.



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Performance outcomes	Acceptable outcomes	Compliance
	tank/s for fire trucks is provided for each new house or other development. Tank/s are to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation of the house and sited to be visually unobtrusive.	
Treatment and disposal of effluent		
PO4 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO4.1 The site is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of the Planning scheme policy SC5 – FNQROC Regional Development Manual; or AO4.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the <i>Environmental Protection Policy (Water) 1997</i> and the proposed	Complies with AO4.1 The proposed lots would be connected to the Council's sewerage system.



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Performance outcomes	Acceptable outcomes	Compliance
	on site effluent disposal system is designed in accordance with the <i>Plumbing and Drainage Act (2002)</i> .	
Stormwater quality		
PO5 Development is planned, designed, constructed and operated to avoid or minimise adverse impacts on stormwater quality in natural and developed catchments by: <ul style="list-style-type: none"> (a) achieving stormwater quality objectives; (b) protecting water environmental values; (c) maintaining waterway hydrology. 	AO5.1 A connection is provided from the premises to Council's drainage system; or AO5.2 An underground drainage system is constructed to convey stormwater from the premises to Council's drainage system in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC5 – FNQROC Regional Development Manual.	Able to comply with AO5.1 The stormwater drainage requirements are able to be accommodated within the proposed easements to direct water to the lawful point of discharge.
	AO5.3 A stormwater quality management plan is prepared, and provides for achievable stormwater	Not applicable This is not considered applicable to the assessment of a Reconfiguring a Lot application.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>quality treatment measures meeting design objectives listed in Error! Reference source not found. and Error! Reference source not found., reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> (a) erosive, dispersive and/or saline soil types; (b) landscape features (including landform); (c) acid sulfate soil and management of nutrients of concern; (d) rainfall erosivity. 	
	<p>AO5.4</p> <p>Erosion and sediment control practices are designed, installed, constructed, monitored, maintained, and carried out in accordance with an erosion and sediment control plan.</p>	<p>Not applicable</p> <p>This is not considered applicable to the assessment of a Reconfiguring a Lot application.</p>
	<p>AO5.5</p> <p>Development incorporates stormwater flow control measures to achieve the design objectives set out in Error! Reference source not found. and</p>	<p>Not applicable</p> <p>This is not considered applicable to the assessment of a Reconfiguring a Lot application.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Error! Reference source not found., including management of frequent flows, peak flows, and construction phase hydrological impacts.</p> <p>Note – Planning scheme policy SC5 – FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p>Note – During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.</p>	
Non-tidal artificial waterways		
<p>PO6</p> <p>Development involving non-tidal artificial waterways is planned, designed, constructed and operated to:</p> <p>(a) protect water environmental values;</p> <p>(b) be compatible with the land use constraints for</p>	<p>AO6.1</p> <p>Development involving non-tidal artificial waterways ensures:</p> <p>(a) environmental values in downstream waterways are protected;</p> <p>(b) any ground water recharge areas are not</p>	<p>Not applicable</p> <p>No waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>the site for protecting water environmental values;</p> <p>(c) be compatible with existing tidal and non-tidal waterways;</p> <p>(d) perform a function in addition to stormwater management;</p> <p>(e) achieve water quality objectives.</p>	<p>affected;</p> <p>(c) the location of the waterway incorporates low lying areas of the catchment connected to an existing waterway;</p> <p>(d) existing areas of ponded water are included.</p>	
	<p>AO6.2</p> <p>Non-tidal artificial waterways are located:</p> <p>(a) outside natural wetlands and any associated buffer areas;</p> <p>(b) to minimise disturbing soils or sediments;</p> <p>(c) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.</p>	<p>Not applicable</p> <p>No waterways are proposed.</p>
	<p>AO6.3</p> <p>Non-tidal artificial waterways located adjacent to, or connected to a tidal waterway by means of a weir, lock, pumping system or similar ensures:</p> <p>(a) there is sufficient flushing or a tidal range of</p>	<p>Not applicable</p> <p>No waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	<p>>0.3 m; or</p> <p>(b) any tidal flow alteration does not adversely impact on the tidal waterway; or</p> <p>(c) there is no introduction of salt water into freshwater environments.</p>	
	<p>AO6.4</p> <p>Non-tidal artificial waterways are designed and managed for any of the following end-use purposes:</p> <p>(a) amenity (including aesthetics), landscaping or recreation; or</p> <p>(b) flood management, in accordance with a drainage catchment management plan; or</p> <p>(c) stormwater harvesting plan as part of an integrated water cycle management plan; or</p> <p>(d) aquatic habitat.</p>	<p>Not applicable</p> <p>No waterways are proposed.</p>
	<p>AO6.5</p> <p>The end-use purpose of the non-tidal artificial</p>	<p>Not applicable</p> <p>No waterways are proposed.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	waterway is designed and operated in a way that protects water environmental values.	
	AO6.6 Monitoring and maintenance programs adaptively manage water quality to achieve relevant water quality objectives downstream of the waterway.	Not applicable No waterways are proposed.
	AO6.7 Aquatic weeds are managed to achieve a low percentage of coverage of the water surface area, and pests and vectors are managed through design and maintenance.	Not applicable No waterways are proposed.
Wastewater discharge		
PO7 Discharge of wastewater to waterways, or off site: (a) meets best practice environmental management; (b) is treated to:	AO7.1 A wastewater management plan is prepared and addresses: (a) wastewater type; (b) climatic conditions;	Not applicable No waste water would be discharged off site or to waterways.



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Performance outcomes	Acceptable outcomes	Compliance
(i) meet water quality objectives for its receiving waters; (ii) avoid adverse impact on ecosystem health or waterway health; (iii) maintain ecological processes, riparian vegetation and waterway integrity; (iv) offset impacts on high ecological value waters.	(c) water quality objectives; (d) best practice environmental management.	
	AO7.2 The waste water management plan is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) if wastewater discharge cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and ground water.	Not applicable No waste water would be discharged off site or to waterways.
	AO7.3 Wastewater discharge is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of algal blooms.	Not applicable No waste water would be discharged off site or to waterways.
	AO7.4	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Development in coastal catchments avoids or minimises and appropriately manages soil disturbance or altering natural hydrology and:</p> <ul style="list-style-type: none"> (a) avoids lowering ground water levels where potential or actual acid sulfate soils are present; (b) manages wastewater so that: <ul style="list-style-type: none"> (i) the pH of any wastewater discharges is maintained between 6.5 and 8.5 to avoid mobilisation of acid, iron, aluminium and other metals; (ii) holding times of neutralised wastewater ensures the flocculation and removal of any dissolved iron prior to release; (iii) visible iron floc is not present in any discharge; (iv) precipitated iron floc is contained and disposed of; (v) wastewater and precipitates that cannot be contained and treated for discharge on site 	<p>No waste water would be discharged off site or to waterways.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	are removed and disposed of through trade waste or another lawful method.	
Electricity supply		
PO8 Development is provided with a source of power that will meet its energy needs.	AO8.1 A connection is provided from the premises to the electricity distribution network; or AO8.2 The premises is connected to the electricity distribution network in accordance with the Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC Regional Development Manual. Note - Areas north of the Daintree River have a different standard.	Complies with AO8.1 The proposed lots would be provided with electricity connections.
PO9 Development incorporating pad-mount electricity infrastructure does not cause an adverse impact	AO9.1 Pad-mount electricity infrastructure is: (a) not located in land for open space or sport and	Not applicable No pad mount infrastructure is proposed.



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Performance outcomes	Acceptable outcomes	Compliance
on amenity.	recreation purposes; (b) screened from view by landscaping or fencing; (c) accessible for maintenance.	
	AO9.2 Pad-mount electricity infrastructure within a building, in a Town Centre is designed and located to enable an active street frontage. Note – Pad-mounts in buildings in activity centres should not be located on the street frontage.	Not applicable No pad mount infrastructure is proposed.
Telecommunications		
PO10 Development is connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO10 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies with AO10 The proposed lots would be connected to the telecommunications infrastructure.
PO11 Provision is made for future telecommunications	AO11 Conduits are provided in accordance with	Able to comply with AO11 Conduits are able to be provided if considered



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Performance outcomes	Acceptable outcomes	Compliance
services (e.g. fibre optic cable).	Planning scheme policy SC5 – FNQROC Regional Development Manual.	necessary.
Road construction		
PO12 The road to the frontage of the premises is constructed to provide for the safe and efficient movement of: (a) pedestrians and cyclists to and from the site; (b) pedestrians and cyclists adjacent to the site; (c) vehicles on the road adjacent to the site; (d) vehicles to and from the site; (e) emergency vehicles.	AO12.1 The road to the frontage of the site is constructed in accordance with the Design Guidelines set out in Sections D1 and D3 of the Planning scheme policy SC5 – FNQROC Regional Development Manual, for the particular class of road, as identified in the road hierarchy.	Not applicable No new roads are proposed.
	AO12.2 There is existing road, kerb and channel for the full road frontage of the site.	Not applicable No new roads are proposed.
	AO12.3 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for the safe passage of emergency vehicles.	Not applicable No new roads are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
Alterations and repairs to public utility services		
PO13 Infrastructure is integrated with, and efficiently extends, existing networks.	AO13 Development is designed to allow for efficient connection to existing infrastructure networks.	Complies with AO13 The proposed sewer and water infrastructure would be extended along a common alignment adjacent the side boundary and within the proposed easements to service the proposed new lots.
PO14 Development and works do not affect the efficient functioning of public utility mains, services or installations.	AO14.1 Public utility mains, services and installations are not required to be altered or repaired as a result of the development; or AO14.2 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Planning scheme policy SC5 – FNQROC	Complies with O14.2 All works would be undertaken in accordance with the requirements of the FNQROC Manual and would be assessed at the time of operational works application.



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Performance outcomes	Acceptable outcomes	Compliance
	Regional Development Manual.	
Construction management		
PO15 Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO15 Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; (d) removal from the site of all declared noxious weeds.	Not applicable This is not considered applicable to the assessment of a Reconfiguring a Lot application.
PO16 Existing infrastructure is not damaged by construction activities.	AO16 Construction, alterations and any repairs to infrastructure is undertaken in accordance with the Planning scheme policy SC5 – FNQROC	Not applicable This is not considered applicable to the assessment of a Reconfiguring a Lot application.



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Performance outcomes	Acceptable outcomes	Compliance
	<p>Regional Development Manual.</p> <p>Note - Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the Transport Infrastructure Act 1994.</p>	
For assessable development		
High speed telecommunication infrastructure		
<p>PO17</p> <p>Development provides infrastructure to facilitate the roll out of high speed telecommunications infrastructure.</p>	<p>AO17</p> <p>No acceptable outcomes are prescribed.</p>	<p>Able to comply with AO17</p> <p>Infrastructure to accommodate high speed telecommunications is able to be provided if considered necessary.</p>
Trade waste		
<p>PO18</p> <p>Where relevant, the development is capable of providing for the storage, collection treatment and disposal of trade waste such that:</p> <p>(a) off-site releases of contaminants do not occur;</p>	<p>AO18</p> <p>No acceptable outcomes are prescribed.</p>	<p>Not applicable</p> <p>This is not considered applicable to the assessment of a Reconfiguring a Lot application.</p>



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Performance outcomes	Acceptable outcomes	Compliance
(b) the health and safety of people and the environment are protected; (c) the performance of the wastewater system is not put at risk.		
Fire services in developments accessed by common private title		
PO19 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO19.1 Residential streets and common access ways within a common private title places hydrants at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.	Not applicable No common private title is proposed.
	AO19.2 Commercial and industrial streets and access ways within a common private title serving commercial properties such as factories and warehouses and offices are provided with above or below ground fire hydrants located at not more than 90 metre intervals and at each intersection.	Not applicable No common private title is proposed.



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Performance outcomes	Acceptable outcomes	Compliance
	Above ground fire hydrants have dual-valved outlets.	
PO20 Hydrants are suitable identified so that fire services can locate them at all hours. Note – Hydrants are identified as specified in the Department of Transport and Main Roads Technical Note: 'Identification of street hydrants for fire fighting purposes' available under 'Publications'.	AO20 No acceptable outcomes are prescribed.	Not applicable No common private title is proposed.



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9.4.7 Reconfiguring a lot code

9.4.7.1 Application

(1) This code applies to assessing reconfiguring a lot if:

- (a) assessable development where the code is an applicable code identified in the assessment criteria column of a table of assessment;
- (b) impact assessable development, to the extent relevant.

(2) When using this code, reference should be made to Part 5.

9.4.7.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development results in a well-designed pattern of streets supporting walkable communities;
- (b) lots have sufficient areas, dimensions and shapes to be suitable for their intended use taking into account environmental features and site constraints;
- (c) road networks provide connectivity that is integrated with adjoining existing or planned development while also catering for the safe and efficient access for pedestrians, cyclists and for public transport;
- (d) lots are arranged to front all streets and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and open space quality;
- (e) development does not diminish environmental and scenic values, and where relevant, maintains and enhances public access and use of



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- natural areas, rivers, dams, creeks and the foreshore, in a way that protects natural resources;
- (f) people and property are not placed at risk from natural hazards;
- (g) a range of functional parkland, including local and district parks, major areas of parkland with a region-wide focus and open space links are available for the use and enjoyment of residents and visitors to the region;
- (h) the appropriate standard of infrastructure is provided.

9.4.7.3 Criteria for assessment

Table 9.4.7.3.a – Reconfiguring a lot – assessable development

Performance outcomes	Acceptable outcomes	Compliance
General lot design standards		
PO1 Lots comply with the lot reconfiguration outcomes of the applicable Zone code in Part 5	AO1 No acceptable outcomes are prescribed.	Complies with PO1 Refer to the assessment against the Zone Code.
PO2 New lots are generally rectangular in shape with functional areas for land uses intended by the zone.	AO2 Boundary angles are not less than 45 degrees.	Complies with AO2 All boundary angles would be 90 degrees.



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Performance outcomes	Acceptable outcomes	Compliance
PO3 Lots have legal and practical access to a public road	AO3 Each lot is provided with: <ul style="list-style-type: none"> (a) direct access to a gazetted road reserve; or (b) access to a gazetted road via a formal access arrangement registered on the title. 	Complies with AO3 All lots would have direct access or access to a gazetted road via a formal access arrangement registered on the title
PO4 Development responds appropriately to its local context, natural systems and site features.	AO4 Existing site features such as: <ul style="list-style-type: none"> (a) significant vegetation and trees; (b) waterways and drainage paths; (c) vistas and vantage points are retained and/or are incorporated into open space, road reserves, near to lot boundaries or as common property. 	Not applicable The site does not contain any significant features.
PO5 New lots which have the capability of being further reconfigured into smaller lots at a later date are designed to not compromise ultimate	AO5 The ability to further reconfigure land at a later date is demonstrated by submitting a concept plan that meets the planning scheme requirements for	Not applicable The lots would not be capable of further reconfiguration.



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Performance outcomes	Acceptable outcomes	Compliance
development outcomes permitted in the relevant zone.	the applicable Zone.	
<p>PO6</p> <p>Where existing buildings or structures are to be retained, development results in:</p> <ul style="list-style-type: none"> (a) boundaries that offer regular lot shapes and usable spaces; (b) existing improvements complying with current building and amenity standards in relation to boundary setbacks. <p>Note - This may require buildings or structures to be modified, relocated or demolished to meet setback standards, resolve encroachments and the like.</p>	<p>AO6</p> <p>Development ensures setbacks between existing buildings or structures and proposed boundaries satisfy relevant building standards or zone code requirements, whichever is the greater</p>	<p>Complies with AO6</p> <p>The proposed common boundary to the rear of proposed lot 1 would be setback 1.5 metres from the rear of the existing dwelling in accordance with the building standards.</p>
<p>PO7</p> <p>Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> (a) provides a high standard of amenity for residents and other users of the site and adjoining properties; 	<p>AO7.1</p> <p>Where rear lots are to be established:</p> <ul style="list-style-type: none"> (a) the rear lot is generally rectangular in shape, avoiding contrived sharp boundary angles; 	<p>Complies with PO7</p> <p>The proposed development would provide a single front lot with three rear lots accessed via access easements. The proposed rear lots would have areas that exceed the accepted areas and would provide regular shaped lots suitable for one</p>



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Performance outcomes	Acceptable outcomes	Compliance
<p>(b) positively contributes to the character of adjoining properties and the area;</p> <p>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>(b) no more than 6 lots directly adjoin the rear lot;</p> <p>(c) no more than one rear lot occurs behind the road frontage lot;</p> <p>(d) no more than two access strips to rear lots directly adjoin each other;</p> <p>(e) access strips are located only on one side of the road frontage lot.</p>	<p>and two storey Dwelling Houses. The lots would be consistent with the desired form of development for the zone and would represent urban consolidation in an area well served by urban infrastructure services and amenities. The proposal would not adversely affect the amenity of the area and the site has frontage to a collector road capable of accommodating higher level of traffic. The proposed development is considered consistent with the Performance Outcome.</p>
	<p>AO7.2</p> <p>Access strips to the rear lot have a minimum width dimension of:</p> <p>(a) 4.0 metres in Residential Zones.</p> <p>(b) 8.0 metres in Industrial Zones category.</p> <p>(c) 5.0 metres in all other Zones.</p> <p>Note - Rear lots a generally not appropriate in non-Residential or non-Rural zones.</p>	<p>Complies with AO7.2</p> <p>The proposed access trip would have a minimum width of 5.5 metres.</p>



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Performance outcomes	Acceptable outcomes	Compliance
	AO7.3 Access strips are provided with a sealed pavement of sufficient width to cater for the intended traffic, but no less than: <ul style="list-style-type: none"> (a) 3.0 metres in Residential Zone. (b) 6.0 metres in an Industrial Zone. (c) 3.5 metres in any other Zone. 	Complies with AO7.3 The proposed access trip would be provided with a sealed pavement of a minimum width of 3.5 metres.
Structure plans Additional requirements for: <ul style="list-style-type: none"> (a) a site which is more than 5,000m² in any of the Residential zones; or within these zones, and (b) creates 10 or more lots; or (c) involves the creation of new roads and/or public use land. or (d) For a material change of use involving: <ul style="list-style-type: none"> (i) preliminary approval to vary the effect of the planning scheme; (ii) establishing alternative Zones to the planning scheme. <p>Note - This part is to be read in conjunction with the other parts of the code</p>		
PO8 A structure plan is prepared to ensure that	AO8.1 Neighbourhood design, lot and street layout, and	Not applicable This development application does not involve a



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Performance outcomes	Acceptable outcomes	Compliance
neighbourhood design, block and lot layout, street network and the location and provision on any open space recognises previous planning for the area and its surroundings and integrates appropriately into its surroundings.	<p>open space provides for, and integrates with, any:</p> <ul style="list-style-type: none"> (a) approved structure plan; (b) the surrounding pattern of existing or approved subdivision. <p>Note - Planning scheme policy SC14– Structure planning provides guidance on meeting the performance outcomes.</p>	site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	<p>AO8.2</p> <p>Neighbourhood design, lot and street layouts enable future connection and integration with adjoining undeveloped land.</p>	<p>Not applicable</p> <p>This development application does not involve a site of 5,000m² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.</p>
<p>PO9</p> <p>Neighbourhood design results in a connected network of walkable streets providing an easy choice of routes within and surrounding the neighbourhood.</p>	<p>AO9.1</p> <p>Development does not establish cul-de-sac streets unless:</p> <ul style="list-style-type: none"> (a) cul-de-sacs are a feature of the existing pattern of development in the area; 	<p>Not applicable</p> <p>This development application does not involve a site of 5,000m² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does</p>



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Performance outcomes	Acceptable outcomes	Compliance
	(b) there is a physical feature or incompatible zone change that dictates the need to use a cul-de-sac streets.	not involve a material change of use.
	AO9.2 Where a cul-de-sac street is used, it: <ul style="list-style-type: none"> (a) is designed to be no longer than 150 metres in length; (b) is designed so that the end of the cul-de-sac is visible from its entrance; (c) provides connections from the top of the cul-de-sac to other streets for pedestrians and cyclists, where appropriate. 	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	AO9.3 No more than 6 lots have access to the turning circle or turning-tee at the end of a cul-de-sac street	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.



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Performance outcomes	Acceptable outcomes	Compliance
PO10 Neighbourhood design supports diverse housing choices through block sizes and lot design. In developing areas, significant changes in lot size and frontage occur at the rear of lots rather than on opposite sides of a street.	PO10 No acceptable outcomes are prescribed.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
PO11 Provision of physical and social infrastructure in developing residential neighbourhoods is facilitated through the orderly and sequential development of land. Note - Part 4 – Local government infrastructure plan may identify specific levels of infrastructure to be provided within development sites.	AO11.1 New development adjoins adjacent existing or approved urban development.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	AO11.2 New development is not established beyond the identified Local government infrastructure plan area.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.



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Performance outcomes	Acceptable outcomes	Compliance
Urban parkland and environmental open space		
PO12 Where appropriate development maintains and enhances public access and use of natural areas, rivers, dams, creeks and the foreshore.	AO12 No acceptable outcomes are prescribed.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
PO13 Development provides land to: <ul style="list-style-type: none"> (a) meet the recreation needs of the community; (b) provide an amenity commensurate with the structure of neighbourhoods and land uses in the vicinity; and adjacent to open space areas; (c) provide for green corridors and linkages. 	AO13 No acceptable outcomes are prescribed. Note - Part 4 – Priority infrastructure plan and Planning scheme policy SC14 – Structure Plans provides guidance in providing open space and recreation land.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
AO14	AO14.1	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to urban parkland and environmental open space.	Urban parkland is regular in shape	This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	AO14.2 At least 75% of the urban parkland's frontage is provided as road.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	AO14.3 Urban parkland and environmental open space areas are positioned to be capable of being overlooked by surrounding development.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	AO14.4	Not applicable



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Performance outcomes	Acceptable outcomes	Compliance
	Surrounding lots are orientated so that facades will front and overlook the urban parkland and environmental open space.	This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
	AO14.5 The number of lots that back onto, or are side orientated to the urban parkland and environmental open space is minimised.	Not applicable This development application does not involve a site of 5,000m ² or more, does not involve the creation of 10 or more lots, does not involve the creation of new roads or public land use and does not involve a material change of use.
Private subdivisions (gated communities)		
PO15 Private subdivisions (gated communities) do not compromise the establishment of connected and integrated infrastructure and open space networks.	PO15 No acceptable outcomes are prescribed.	Not applicable The proposal is not for a private gated community.



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Performance outcomes	Acceptable outcomes	Compliance
Additional requirements for reconfiguration involving the creation of public streets or roads		
PO16 The function of new roads is clearly identified and legible and provides integration, safety and convenience for all users.	AO16 No acceptable outcomes are prescribed. Note - The design and construction standards are set out in Planning scheme policy SC5 – FNQROC Regional Development Manual, with reference to the specifications set out in Sections D1 and D3	Not applicable No new public streets or roads are proposed.
PO17 Street design supports an urban form that creates walkable neighbourhoods. Street design: <ul style="list-style-type: none"> (a) is appropriate to the function(s) of the street; (b) meets the needs of users and gives priority to the needs of vulnerable users. 	AO17 No acceptable outcomes are prescribed.	Not applicable No new public streets or roads are proposed.
Public transport network		
PO18 Development provides a street pattern that caters	AO18 No acceptable outcomes are prescribed.	Not applicable No new public streets or roads are proposed.



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Performance outcomes	Acceptable outcomes	Compliance
for the extension of public transport routes and infrastructure including safe pedestrian pick-up and set-down up facilities.		
Pest Plants		
<p>PO19</p> <p>Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites.</p> <p>Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.</p>	<p>AO19</p> <p>Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to earthworks commencing.</p> <p>Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.</p>	<p>Not applicable</p> <p>The site is not known to contain pest plants.</p>



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